

MINUTES OF THE SPECIAL MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

May 15, 2019 - 10:00 AM - Board Room - Terminal Building

A. CALL TO ORDER/ROLL CALL

Chair Sabo called to order the Regular Meeting of the Board of Directors at 10:00 AM. Directors Cursio, Leffel, Miller and Sawhney were present. The following District Officers were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Auker and Deputy Executive Director Bergholz.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance took place during the 9:00 AM Special Meeting.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier stated the Agenda Items G.3 and G.4 on the Regular Agenda were to be tabled to a Special Meeting of a future date.

Chair Sabo stated that the Special Meeting would be scheduled at the end of the meeting.

D. PUBLIC COMMENTS

Mitchel Sawhney, member of the public, expressed his gratitude to the Board for appointing his wife, Lisa, to the Board.

Chair Sabo welcomed the new member of the Board of Directors, Lisa Ann Sawhney, to the Board.

E. CONSENT AGENDA - ACTION ITEMS

(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)

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| Approve | 1. Minutes of the Committee Meeting of the Airport Property Development and Leases Committee of March 29, 2019 |
| Approve | 2. Minutes of the Committee Meeting of the Budget and Finance Committee of April 8, 2019 |
| Approve | 3. Minutes of the Committee Meeting of the Airport Property Development and Leases Committee of April 8, 2019 |
| Approve | 4. Minutes of the Special Meeting of April 10, 2019 |
| Approve | 5. Minutes of the Special Meeting of April 24, 2019 |
| Approve | 6. Minutes of the Special Committee Meeting of the Budget and Finance Committee of April 30, 2019 |

Director Leffel moved to approve Consent Agenda Items E-1 through E-6. Director Miller seconded the motion. The motion passed unanimously by a vote of 4-0. Director Sawhney abstained.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

Adopt 1. Resolution No 1748, A Resolution Acknowledging Director Matthew E. Nelson's Service to the Monterey Peninsula Airport District

Chai Sabo introduced Item G.1. Executive Director La Pier stated that it was a pleasure to work with Director Nelson and appreciates all his efforts and the energy he brought to the Board. The Board members each expressed their gratitude and sentiments.

Director Miller moved to adopt Resolution No. 1748. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1748

A RESOLUTION ACKNOWLEDGING DIRECTOR MATTHEW E. NELSON'S SERVICE TO THE MONTEREY PENINSULA AIRPORT DISTRICT

WHEREAS, Mr. Matthew E. Nelson was first elected as a Director of the Monterey Peninsula Airport District Board and assumed office on January 12, 2011; and subsequently reelected to serve two more consecutive terms in 2014 and 2018; and

WHEREAS, Director Nelson was born at the U.S. Naval Base at Subic Bay, Philippines, the son of career Naval Officers Captain Norman Nelson, MD, and Captain Deborah Nelson, RN, MSN; and

WHEREAS, Director Nelson's family relocated to Monterey County and he attended local schools including Robert Louis Stevenson School, Pebble Beach, and received his Bachelor of Arts Degree in Political Science from the University of California, Santa Barbara; and

WHEREAS, Director Nelson became enthralled with flight at a young age, learning to fly at Monterey Peninsula Airport, and obtaining his FAA Private Pilot license at the age of 22; and

WHEREAS, Director Nelson also became a FAA Certified Flight Instructor, sharing his flying passion by teaching numerous students to fly at Monterey Peninsula Airport; and helped over 20 students obtain either their Private Pilot or Commercial Pilot Licenses; and

WHEREAS, Director Nelson has over 8,000 flight hours, and obtained both his FAA Commercial Pilot License, and FAA Airline Transport Pilot License; and

WHEREAS, Director Nelson was a flight Captain with Mesa Airlines from 1997 to 2002, and a First Officer with Southwest Airlines flying the Boeing 737 from 2002 until his retirement in 2010; and

WHEREAS, Director Nelson successfully completed training and testing to obtain his Certified Member status through the American Association of Airport Executives (A.A.A.E.) in 2016; and

WHEREAS, Director Nelson during his tenure on Monterey Peninsula Airport District Board served twice as Board Chairman, and was instrumental in improving air service, converting the airport

to solar power and greater energy conservation, helped obtain better airport instrument landing systems and procedures, and worked directly with commercial airline pilots to improve compliance with the District's noise abatement procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT that Director Matthew E. Nelson has earned our respect, admiration and appreciation for his over eight years of service to our board, our airport and the community, and we extend to him our sincere best wishes for continued success in all future endeavors.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2019 by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Miller, Sawhney, Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	None

Director Miller read the Resolution and presented it to Matthew Nelson, thanking him again for his service to the District.

Matthew Nelson stated that his time working on the Board of Directors was a wonderful journey and he is grateful to have met everyone within the organization along with their families. He thanked everyone for their guidance and support throughout the years.

Presentation 2. PFAS Information by Ken Griggs, Operations Manager

Ken Griggs, Operations Manager, presented Item G.2, explaining what PFAS (Perfluoroalkyl and Polyfluoroalkyl Substances) are, what common products contain it, and a brief history of the Environmental Protection Agency's regulatory attention. The State Water Resource Control Board's (SWRCB) PFAS phased investigation plan and timeline were also explained, further stating that the California Airports Council has been working as a mediator between SWRCB staff and airports to request an extension to their proposed timeline, the new timeline was excepted. The requirements, current activities and estimated costs were also explained.

Director Leffel stepped out of the room during the end of the presentation.

Approve 3. Asset Purchase Agreement

Tabled for a future date.

Approve 4. Concession Operating Agreement

Tabled for a future date.

Approve 5. Letter to FORA and TAMC Regarding the Importance of a Connector Road Between the Salinas Valley and the Coastal Cities

Chair Sabo introduced the Item, stating that the proposed letter was created by Director Leffel, District Counsel Huber and Executive Director La Pier. Executive Director La Pier stated that this Item was requested last month by Director Leffel, for the Board to reaffirm this position on the connector road issue. Minor amendments were requested, but the Item was tabled until after Department and Committee reports (Agenda Items H and I), when Director Leffel would be present to address the amendments.

H. ACCEPTANCE OF DEPARTMENT REPORTS

(The board receives department reports which do not require any action by the board)

I. BOARD COMMITTEE REPORTS

(Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense - AB1234)

- a. Standing Committees:
 - i. Budget and Finance Directors Leffel & Sabo
 - ii. Air Service, Marketing, Community Relations Directors Cursio & Nelson
 - iii. Airport Property Development and Leases Directors Miller & Cursio

- b. Ad-Hoc Committees:
 - i. Local Jurisdiction Liaison Directors Leffel & Miller

- c. Liaison/Representatives:
 - i. Local Agency Formation Commission Director Leffel Alt: Sabo
 - ii. Regional Taxi Authority Director Leffel Alt: La Pier
 - iii. Transportation Agency for Monterey County Director Sabo Alt: Cursio
 - iv. Special Districts Association Liaison Director Miller Alt: Cursio
 - v. Association of Monterey Bay Area Governments Director Sabo Alt: Leffel

The Board returned to Item G.5. The amendments were explained to Director Leffel.

Director Leffel moved to approve the letter to FORA and TAMC regarding the importance of a connector road between the Salinas Valley and the Coastal Cities. Director Cursio seconded the motion. The motion passed unanimously by a vote of 5-0.

A break was taken from 12:40 PM until 12:45 PM.

J. CLOSED SESSION

The Board entered into Closed Session at 12:45 PM.

1. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) The Board will meet with Real Property Negotiators, Executive Director and District Counsel, regarding the properties identified as 2801 Monterey-Salinas Highway, Monterey, CA 93940.

2. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) The Board will meet with Real Property Negotiators, Executive Director and District Counsel, regarding the property identified as 200 Fred Kane Drive, Suite 201, Monterey, CA 93940.

The Board returned to Open Session at 2:14 PM.

Chair Sabo stated that no reportable action was taken during Closed Session.

K. RECONVENE TO OPEN SESSION

- Adopt
1. Resolution No. 1749, A Resolution Authorizing the Executive Director to Sign All Documents Related to the Purchase of the Properties Located at 2801 Monterey Salinas Highway, Monterey, CA

Chair Sabo introduced Item K. 1, stating that a staff report on the item was given during Closed Session.

Director Leffel moved to adopt Resolution No. 1749. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1749

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN ALL DOCUMENTS RELATED TO THE PURCHASE OF THE PROPERTIES LOCATED AT 2801 MONTEREY SALINAS HIGHWAY, MONTEREY, CA

WHEREAS, on August 8, 2018, the Board of Directors authorized Executive Director to enter into agreements for the purchase of Lot A, Lot C, and Lots B and D of 2801 Monterey Salinas Highway, Monterey, CA 93940 ("Subject Properties") by the Monterey Peninsula Airport District ("Airport"); and

WHEREAS, the Board of Directors anticipates that the FAA will provide grant funding to pay for and/or reimburse the Airport for the purchase of the Subject Properties; and

WHEREAS, this purchase of the Subject Properties will enable the Airport to ensure that only compatible uses occur on the Subject Properties adjacent to the Airport; and

WHEREAS, this authorization does not constitute the approval of a project under the California Environmental Quality Act ("CEQA"), and it is exempt from CEQA. (Pub. Res. Code § 21065, CEQA Guidelines §§ 15060(c),(2)(3); 15061(b)(3); 15064(d)(3); 15378(a).).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT that the Board authorizes the Executive Director to sign and execute all documents necessary to purchase the property located at Lot A, Lot C, and Lots B and D of 2801 Monterey Salinas Highway, Monterey, CA 93940 on behalf of the Monterey Peninsula Airport District.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2019 by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Miller, Sawhney, Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	None

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- *Fort Ord Reuse Authority Presentation on the Eastside Parkway Project (tabled until completion of EIR)*
- *AMBAG Ex-Officio Representation (planned to be discussed at AMBAG's next Executive Committee Meeting)*

M. DISCUSSION OF FUTURE AGENDAS

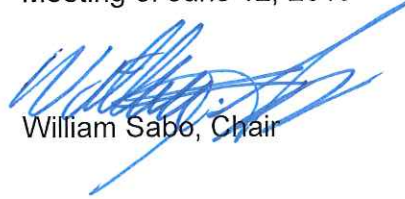
Chair Sabo worked with the other Directors and staff to schedule a Special meeting on Monday, May 20th at 10:00 AM to address the two tabled agenda items.

No new items were added.

N. ADJOURNMENT

The meeting adjourned at 2:20 PM.

Minutes Approved at the
Meeting of June 12, 2019



William Sabo, Chair

ATTEST



Michael La Pier, AAE
District Secretary